

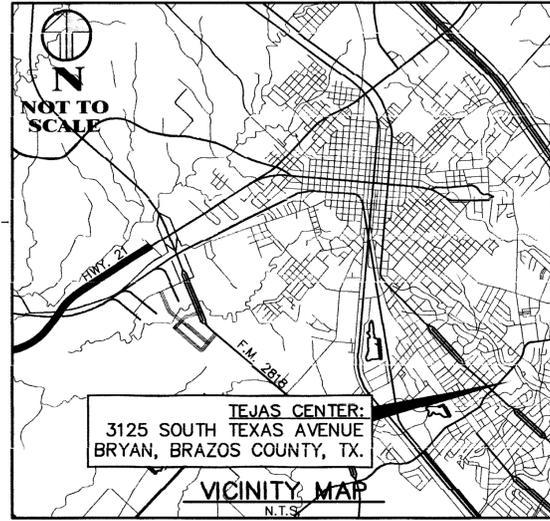


BRYAN PUBLIC SCHOOLS
(VOL. 207, PG. 95)
18.263 ACRES

PARKWAY TERRACE SUBDIVISION
(VOL. 218, PG. 3)



3800 SH No. 6 SOUTH, STE. 108G <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695



SITE NOTES:

1. A PORTION OF THIS SITE DOES LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041C, PANEL NO. 0215 F, WITH AN EFFECTIVE DATE OF APRIL 2, 2014. HOWEVER, THE DEVELOPMENT PORTION OF THIS PROPERTY WAS ELEVATED ABOVE THE 100-YEAR FLOODPLAIN (TIMBER LAKE AREA - 42" SANITARY SEWER TRUNK LINE) AND IS NOT INUNDATED BY FLOODPLAIN.
2. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
3. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 0.30 ACRES OF NEWLY IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
4. NO DETENTION WILL BE PROVIDED FOR THIS PARKING LOT EXPANSION.
5. ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SEE DETAIL ON SHEET C2.0). ALL PAVEMENT ON THIS PROJECT WILL BE HOT-MIX ASPHALTIC CONCRETE (2" HMAAC - 6" LIMESTONE BASE - COMPACTED SUBGRADE).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
7. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
8. HOLDING VESSELS FOR STORAGE OF MOTOR OIL, ANTI-FREEZE, AND OIL FILTERS SHALL BE KEPT IN CONTAINERS AND LOCATED IN AN AREA THAT WILL PREVENT THE RELEASE OF POLLUTANTS INTO THE ENVIRONMENT DURING DISPOSAL, SERVICING, AND/OR A RAINFALL EVENT.
9. SEE SHEET C1.0 - EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL.
10. THE INTENDED USE FOR THIS DEVELOPMENT IS GENERAL COMMERCIAL.
11. THE APPROXIMATE LOCATION OF THESE UTILITY LINES, AND APPURTENANCES, ARE SHOWN PER THE ON-THE-GROUND SURVEY PREPARED BY RME CONSULTING ENGINEERS.
12. SITE LIGHTING, DIRECTIONAL SIGNS, DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEM'S INSTALLATIONS WITH THE PROPER DESIGN CONSULTANT. FREE-STANDING SIGNS AND BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE CITY ORDINANCES. BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE LAND & SITE DEVELOPMENT ORDINANCE AND THE LIMITATIONS APPLICABLE TO THIS DEVELOPMENT PER SECTION 62-564.
13. ALL SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH TxDOT MUTCD STANDARDS (SEE DETAILS ON SHEET C2.0).

MARK **DATE** **DESCRIPTION**

SUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 10/28/15

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(AT LEAST 72 HOURS PRIOR TO DIGGING)
WARNING: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

SYMBOL & LINE LEGEND

PP	POWER POLE
LP	LIGHT POLE
WV	WATER VALVE
WM	WATER METER
BFP	BACKFLOW PREVENTOR
ET	ELECTRICAL TRANSFORMER
PB	ELECTRICAL PULL BOX
EM	ELECTRICAL METER
GM	GAS METER
MH	MANHOLE
C.D.	CLEANOUT
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
AI	AREA INLET
JB	JUNCTION BOX
PIV	POST INDICATOR VALVE
---	PROPERTY LINE
- - -	EASEMENT LINE

- PLAN NOTES:**
1. REFER TO SHEET C0.1 FOR SITE, PARKING, PAVING, AND MISC. CONSTRUCTION NOTES.
 2. REFER TO SHEET C2.0 FOR SITE, PARKING & PAVING DETAILS.
 3. UNLESS OTHERWISE NOTED ALL RADII ARE 4.0' ALONG THE BACK OF CURB.

PAVING # LEGEND

1	TYPICAL CURB LAYDOWN
2	6" CONCRETE CURB & GUTTER
3	4" WIDE CONCRETE PILOT CHANNEL (TYPE 1)
4	10" WIDE CONCRETE PILOT CHANNEL (TYPE 2)
5	ADJUST WATER METER BOXES FLUSH w/NEW PAVEMENT (AS REQUIRED)
6	2" HMAAC PAVING w/6" CRUSHED LIMESTONE BASE & COMPACTED SUBGRADE

PROPERTY INFORMATION
TEJAS CENTER SUBDIVISION
LOT 1
11.373 ACRES
ZONING
GENERAL COMMERCIAL
NOW OR FORMERLY
TEJAS CENTER, LTD.
(VOL. 6878, PG. 94)

— TEJAS CENTER —

TEJAS CENTER SUBDIVISION
(VOL. 6878, PG. 94)
LOT 1
11.373 ACRES

MEADOWBROOK SUBDIVISION
(VOL. 108, PG. 311)
PARTITION OF LOT 72

SITE & PAVING PLAN FOR THE PARKING EXPANSION

FOR THE
TEJAS CENTER
3125 SOUTH TEXAS AVENUE
BRYAN, TX

LOT 11 - TEJAS CENTER SUBDIVISION
BRAZOS COUNTY, TEXAS

OCT 28 2015

CLIENT INFORMATION
BRAZOS PAVING, INC.
PO BOX 714
BRYAN, TX 77805
EMAIL: billyprewit@brazospaving.com
PH: (979) 822-7605
FX: (979) 823-2659

FILENAME: 0594SP1A SCALE: N/A
SUBMITTED DATE: 10/28/15

DRAWN BY: R.A.M. CHECKED BY: R.A.M.
FIELD BOOK: 15 PAGES: 45, 46

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
141 - 0594

C1.1
SHEET 4 OF 6